

DOWNTOWN DEVELOPMENT AUTHORITY
JANUARY 6, 1995

Present: Mark Hermundstad, Pat Gormley, Karen Hayashi, Glen Dennis, Bill Petty, City Council Representative Linda Arman, DDA Director Barbara Creasman, DDA Secretary Wendy Schade, Legal Counsel Kathleen Killian

Absent: Chris Launer, Jean Sewell, Bruce Hill

CALL TO ORDER

The meeting was called to order by Mark Hermundstad at 7:35 a.m.

MINUTES

Pat made a motion to approve the minutes of December 2. Bill second. Approved.

FINANCIAL REPORT

A lot of EZ donations were received the end of December. Property taxes are expected to increase, but no information has yet been received.

With no further discussion, the report was approved.

AMENDMENTS TO PLAN OF DEVELOPMENT SCHEDULE

Barbara has been in contact with Joe Skinner to review our process, since the board feels it is important that all properties in the DDA are also in the TIF district. Properties in the district contribute to current bonds and any new issue. Joe feels we need to do an amendment to the Plan of Development.

The DDA can continue to go to City Council and list every property individually, using block and lot numbers, or may choose to amend by describing perimeter. Joe thought Dan Wilson suggested we could use existing boundaries plus legal description of additional properties.

The first reading should be scheduled for City Council's second meeting in March. The second reading can take place at either meeting in April. If we amend the Plan, we need to go to the Planning Commission first. Therefore, would schedule for first Tuesday in April.

The DDA must ratify all new inclusions at the March 3rd meeting. The submittal deadline for the Planning Commission is two weeks earlier. By meeting the Assessor's deadline of May 1st, these new properties will count for the 1995 tax year.

Included properties do pay the additional 5 mil levy. The base is set when they come into the district; any improvements go into TIF.

Example: If the parcel on the northeast corner of 8th & Rood had been in the TIF district, the building constructed would have been listed as an improvement and would have gone into TIF.

Board members desiring to make contact with owners of targeted properties should complete contacts by our first meeting in March. Recently, a letter was sent to Tom Litton.

Two properties that have been a target for some time are:

- U S WEST. Bonnie Pehl Petersen has told the DDA to contact John Sculley directly.
- Public Service Sub-Station, S. 5th St. Doug Lockhart is our best contact.

Ed noted that U S WEST is starting a new project. Because EZ would be of benefit to them, action should be taken quickly.

When the Enterprise Zone was set up, the boundaries were from 3rd Street west, from Colorado south. This includes the Resource Center administration building, even though it is not in the DDA.

The 1989 legislation for Downtown rehab was designed to encourage people to rehabilitate older properties, so we amended the EZ boundaries to include downtown areas in Grand Junction, Palisade, Fruita, Debeque, and Colbran. The Enterprise Zone within the Downtown Grand Junction area follows the north and east boundaries concurrent with DDA."

PETITIONS FOR INCLUSION

Guy Washburn, 605 Grand

Paperwork is in order. Pat made a motion to approve the petition. It was unanimously approved.

Junction Country Inn, 861 Grand

The petition has not yet been received.

Mesa Developmental Services, 950 Grand

MDS has signed papers to be included, but realizes it is contingent upon Junction Country Inn signing their petition.

DIRECTOR'S REPORT

Enterprise Zone

Stocks and securities have been accepted from A.G. Edwards and Kemper. Each firm follows different procedures. A.G. Edwards has a form that must be signed, so the DDA Board does not have to be approached separately for every transaction. Stock could then be automatically converted to cash. Such contributions would be accepted as cash transactions, as long as the stock is cashed and checks are made out to the Enterprise Zone.

Barbara needs to sign for Enterprise Zone contribution credit. In order to complete the paperwork, need approval of the Board to accept securities and authorize Barbara's signature.

Pat made a resolution to set up an account at A.G. Edwards. Linda second. Approved. Mark will sign the appropriate forms.

Kathleen noted that DDA must be careful so there is no appearance of a conflict of interest with A.G. Edwards, since Jean Sewell is on the Board.

Avalon

Next Thursday, January 12, 3:45 p.m., a press conference will be held to announce receipt of \$5,000 from U S WEST.

Office Relocation

The City allocated \$10,000 for moving. Most bills have been received. The total cost to-date is approximately \$4400.

The DDA is already under pressure to begin the next step - renovation of the warehouse. The Botanical Gardens wants to move in. City Council needs to be given revised cost estimates. Some decisions will depend upon how the Museum proceeds. Any walls constructed will be designed so they can be used by the Museum in the future. Cost of remodeling the warehouse should be \$50,000 or less.

Historic Preservation Board appointments

The Board will consist of a minimum of five, maximum of seven members. Currently seven members have been selected. Kristen is the lead staff. The City recently received a grant for an educational video.

The Board will abide by the rules set forth in the preservation ordinance.

Mid-Winter International Downtown Association Conference

Three conferences are held each year.

- The Mid-Winter Conference is a smaller conference and is usually held west of the Mississippi.
- The Spring conference is also small and is held in the east because it deals with legislative issues.
- The large conference is held in the Fall. The next one will be held in Winnipeg.

This Mid-Winter Conference will be held in Denver. Board members are invited to attend all or part. Barbara will be going and is particularly interested in what is going on in lower Downtown.

It would be beneficial if those attending would sign up before January 20, so DDA could take advantage of the discounted rate. Barbara will call regarding hotel rates at the Embassy Suites.

COUNTY LAND USE - Tom Volkman, City Planning Commission

Tom is Chairman of the Planning Commission for the City of Grand Junction and the City representative to the County Planning Process.

Chris Launer accepted the position of the DDA adhoc appointee. Anybody who wants to go, can go.

The meetings are in their infancy. The agenda for January 10 consists of nominating officers, creating bylaws, and scheduling further meetings.

Approximately thirty members are on the committee, but does not include anyone from DDA. Tom will make known that DDA expressed interest in participating. Tom does not know why the DDA was not included. Meetings are public.

The goal is to coordinate between City and County.

Consultants are from Design Studio West. The Committee will act as lightning rods, so consultants do not have to field questions from the entire public.

Linda would like the Commissioners and City Council to get together at a retreat once a mutual point has been reached. The purpose would be to bring special interests forward.

Tom is willing to come back to other DDA meetings to keep communication open.

5TH STREET PROJECT - Discussion with Bernie Buescher

Over the past year or so, DDA has worked with the City regarding 5th Street improvements. The City has asked for \$500,000 in Block Grant money. Grant review meetings are scheduled for February 16th and 17th.

CDOT is the lead agency in the total reconstruction of the viaduct, which will be completed initially in 1995 and 1996.

The City will be responsible for construction of 5th Street between South Avenue and Grand. Part of this project will hopefully be funded with Block Grant money.

Block Grant money can only be given for the following reasons:

- Low and moderate income benefit
- Slum and blight issues
- Urgent need

The City has requested \$500,000 to alleviate slum and blight. Although it is unusual to ask for such a large sum, this request has been made in order to coordinate with CDOT's viaduct reconstruction. Timing is very important. By working together, costs can be held down.

With such a large request, the City will not be asking for more money for at least three years. Other organizations, such as the Resource Center, can apply twice a year and have a better chance of receiving a grant when they are not in competition with the City.

Seventy percent of the people who live in the 5th Street Corridor qualify as having low or moderate income. Because Downtown is doing well, some question whether Downtown can qualify under "slum and blight"? But the DDA was founded during the boom period. Even though occupancy rate is high, buildings and infrastructure are old. No major improvements have been made since 1962.

City improvements to landscaping and lighting on 5th Street are justifiable because it is a main corridor and demonstrates a community that cares about appearance and safety. In so doing, it attracts private investments by showing a Downtown that was not abandoned by the local government.

Tim Sarmo does staff reviews for all county grants. He does not rank them, but rather presents strengths and weaknesses of each. The State Team then reviews all projects.

Bernie would like to go to the meeting, if possible.

CDOT budgets 90% of what they request. This can present some problems, since half of their funding comes from the federal government. If funds are diminished, programs must be cut. Cities' MPOs (Metropolitan Planning) - may be last on the list. We need to work with CDOT to make the viaduct project stronger. Bernie would be happy to meet with CDOT, City, and DDA staff to help facilitate this project.

OTHER

Linda requested that at the next meeting a progress report would be given on the Woolworth building and an update on the parking lot to the south of Junction Square.

Glen would also like DDA to send a letter to the City commending them for the Grand Avenue Project.

ADJOURN

Meeting was adjourned at 9:15 a.m.